

December 18, 2008

**LETTER OF INTENT**  
**TO THE PLAN COMMISSION AND CITY COUNCIL**  
**OF THE CITY OF MADISON**

***WOODSTONE***

***A Mixed Single Family, Duplex & Multifamily Residential Development  
located at 9313 Elderberry Road in the City of Madison, Dane County, Wisconsin***

**Project Name:** Woodstone

**Owner:** Pheasant Ridge, LLC  
2000 Prairie Street  
Prairie du Sac, WI 53578  
Contact: Daniel R. Heffron  
(608) 644-3902

**Project Manager:** Daniel R. Heffron  
The Heffron Company, Inc.  
2000 Prairie Street  
Prairie du Sac, WI 53578  
(608) 644-3902

**Project Planner:** Jason Valerius, AICP  
MSA Professional Services, Inc.  
2901 International Lane, Suite 300  
Madison, WI 53704  
(608) 242-7779

**Project Engineer:** Thomas Pinion, PE  
MSA Professional Services, Inc.  
2901 International Lane, Suite 300  
Madison, WI 53704  
(608) 242-7779

**Surveyor:** James Grothman  
Grothman & Associates, S.C.  
625 E. Slifer Street  
Portage, WI 53901  
(608) 742-7788

**A. Enclosed Submittals**

This is a re-submittal of the Zoning and Preliminary & Final Plats for Woodstone, conditionally approved by Common Council on May 20, 2008. These items are being resubmitted so that they may be approved without inclusionary zoning requirements. Pheasant Ridge has always believed that the appropriate response to housing affordability is an integrated variety of market-rate options that includes small units. Woodstone features a mix of conventional 1/5-acre single-family lots, smaller single-family lots served by alleys, duplexes, townhomes, and apartments. We are especially excited to be offering some of the first accessory dwelling units in Madison.

Enclosed items:

- Preliminary Plat
- Final Plat
- Zoning Text
- Rezone Legal Description
- Design Standards

**The following changes have been made since the zoning and plat were approved by Urban Design Commission, Plan Commission, and Common Council:**

1. *The alleys were widened from 23' to 26' to meet City standards.*
2. *A utility easement along the eastern plat boundary north of Spirit Street was increased from 12' to 15' to accommodate a storm sewer line.*

**B. Project Summary**

Woodstone is to be a residential subdivision in the Elderberry Neighborhood. The property was annexed to Madison in July 2007 and is currently comprised of three parcels totaling 38.81 acres. The property is located along the south side of Elderberry Road, directly South of the Highland Park Subdivision and directly north and East of the Blackhawk Church Town Center Plat.

As recommended by the Elderberry Neighborhood Plan, this plat features mostly low-density residential including single family and duplex units. Along the local collector at the south edge, now known as Wilrich Road, the proposed plat and PUD feature a multi-family rental apartment building and a series of condominium townhomes.

This development is proposed with two zoning designations: R2T and PUD. 88 of the 104 lots will be R2T, including 8 with accessory dwelling units as shown in Exhibit B (lots 13, 23, 24, 34, 35, 45, 46, and 56). The remaining 15 lots will utilize PUD zoning to allow for the specific design and construction of 40 duplex units, 32 townhome units, and 30 apartment units within the proposed Plat of Woodstone.

Lots 1, 2, 9, 57, 64, 65, 72, 73, 86, 92, and 97 are corner lots in the low-density portion of the plat ranging in size from 10,350 SF to 18,769 SF. Each will feature a 1-2 story duplex residential structure with one unit facing each of the adjoining streets (22 total units). PUD zoning is requested to allow for smaller, 15-foot front yard setbacks as will be allowed for adjacent lots in the R2T District.

Lot 10 is a 1.50-acre parcel located at the future intersection of Bear Claw Way and Wilrich Road. This lot will feature a 3-story, 30-unit apartment building with underground parking.

Lots 11 and 104 are 1.99 and 2.14 acres, respectively, located northwest and northeast of the intersection of Wilrich Road and Fargo Trail. These two parcels will feature a total of 32 condominium townhome units with underground parking and porches facing a public street. These units will be two stories above-grade.

Lots 12 and 103 are 1.07 and 0.91 acres, respectively, located along the south side of Slate Street. These two parcels will feature a total of 18 condominium duplex units (9 buildings) with porches facing either Slate Street or Fargo Trail.